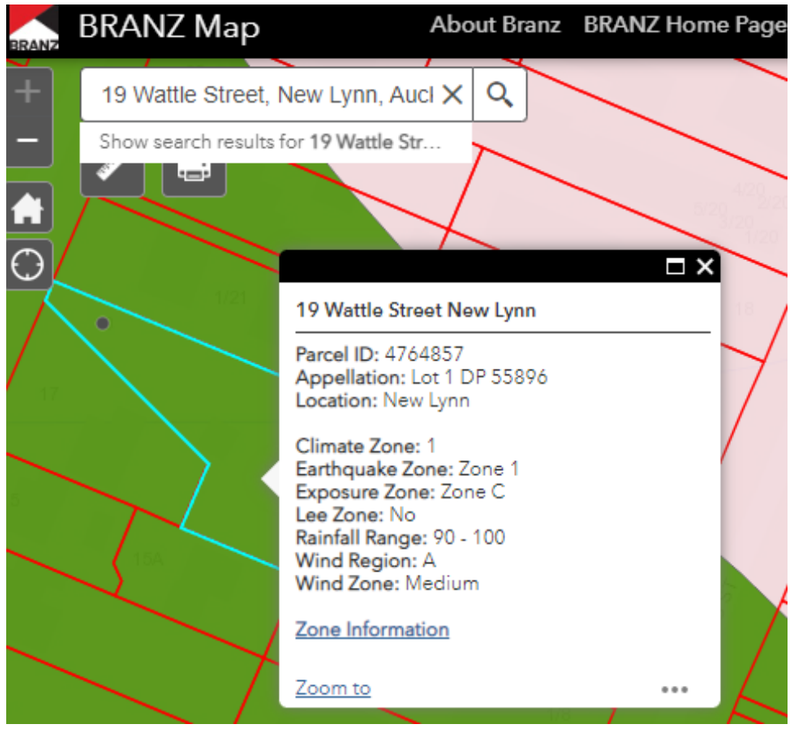


DRAWING LIST

SITE INFORMATION	
A000	Cover Sheet
A002	Draft EPA - Info Only
A010	Site Survey
SITE PLANS	
A100	Site Plan
A101	Site Plan - Site Structure Layout
A102	Flooding Extent
A103	Sediment Control
SECTIONS	
A201	Sections
A202	Sections
ELEVATIONS	
A301	Elevations & Section
A302	Elevations

BUILDING CONSENT

19 WATTLE ST NEW LYNN

Project No: 2112

Drawn by: A3 Consultancy Ltd
Mob: 022 4747 888
E: adalaipm@gmail.com

BCO10352070 Received by Auckland Council 03/02/2023

Building Consent BCO10352070 Approved by Auckland Council 11/09/2023

Symbol	Definition
	Benchmark
	S/S MH
	S/W MH
	SS terminial vent
	gully trap
	SW downpipe
	fire hydrant
	power pole
	Telecom
	cesspit
	Concrete Pavement

AP 2 DP437433
RL= 18.01

3750ø SW PIPE (GIS)

Exst SW MH
LL 18.03
IL 16.88

WATTLE STREET

Top of Kerb
Vehicle Crossing
Grass Berm
Conc Footpath
PP
WM

4.02
22°12'45"

111°44'00"
62.56

PT LOT 52 DP 17172

1050ø SW PIPE (GIS)

TOP OF BANK
STORMWATER CHANNEL
CULVERT
IL= 13.0
BOT. OF WALL
EDGE OF BUSH

1200ø SW PIPE (GIS)

313°51'40"
42.21

Exst SS MH
LL 13.47

Exst SS MH
LL 14.0
BOT. OF WALL
CP
LL 13.13

175ø SS PIPE (GIS)

LOT 70 DP 1644

250ø SW PIPE (GIS)

Exst SW MH
LL 13.89
IL 12.92
(GIS)

Gutter
RL 19.05

DECK FFL= 16.62

225ø SW PIPE

COV DECK

Exst SS MH
LL 14.74
IL 12.83
(GIS)

AP 2 DP340687
RL= 18.35

LOT 2 DP 55896

CARPORT

CP
LL 13.39

STEPS

EXST HOUSE
FFL 16.62

DECK

STEPS

32.59

LOT 2 DP 353041

Exst SS MH
LL 15.11
IL 13.15
(GIS)

175ø SS PIPE (GIS)

160ø SS PIPE (GIS)

12.67
22°12'40"

225ø SW PIPE

TOP OF WALL

LOT 1 DP 340687

Exst SW MH
LL 14.36
IL 13.54
IL 13.61

291°44'
23.34

202°12'40"

THICK BUSH

LOT 1 DP 136339

3750ø SW PIPE (GIS)

LOT 2 DP 340687

NOTES

1) LEVELS ARE IN TERMS OF LANDS & SURVEY DATUM AUCKLAND 1946
ORIGIN OF LEVELS: SM 83 SO 54077 RL= 31.89
2) CONTOUR INTERVAL 0.50m
3) BOUNDARIES ADOPTED FROM LINZ XML INFORMATION
4) DEPTH OF ALL MANHOLES HAS BEEN TAKEN FROM COUNCIL GIS
5) The accuracy of information obtained from Council GIS is not guaranteed and in critical cases may need further investigation

LAND DEVELOPMENT SERVICES LTD
5 GRAHAM BELL AVENUE
Mt ROSKILL
Ph : (09) 6275404
Mob: 0212112638

PLAN OF
TOPOGRAPHICAL SURVEY OF
LOT 1 DP 55896
19 WATTLE STREET, NEW LYNN

	DATE	INITIAL
SURVEYED	16/09/17	MA
DRAWN	27/11/17	MA
APPROVED		ASAF

SCALE (A3)
SCALE 1 : 200 @ A3

JOB NUMBER	DRAWING NUMBER	REVISIO
4413	TP1	

BCO10352070 Received by Auckland Council 03/02/2023

GENERAL NOTES:

1.1. PRIOR TO CONSTRUCTION:

1.2. CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES ON SITE PRIOR TO CONSTRUCTION. NOTIFY AND DISCUSS ANY DISCREPANCIES WITH DESIGN AND/OR SITE ENGINEER.

1.3. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE AND CONFIRM ALL DETAILS ARE CONSISTENT BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE NOTIFIED AND DISCUSSED WITH ARCHITECT AND DESIGN ENGINEER IMMEDIATELY, AND PRIOR TO COMMENCEMENT OF WORK.

1.4. THE CONTRACTOR SHALL SUBMIT CONSTRUCTION METHODOLOGY TO ENGINEER FOR REVIEW, DISCUSSION AND APPROVAL.

Auckland Council
ENG60392314
Approved Engineering Plan
12/01/2023 Ryan Xu

LEGENDS:

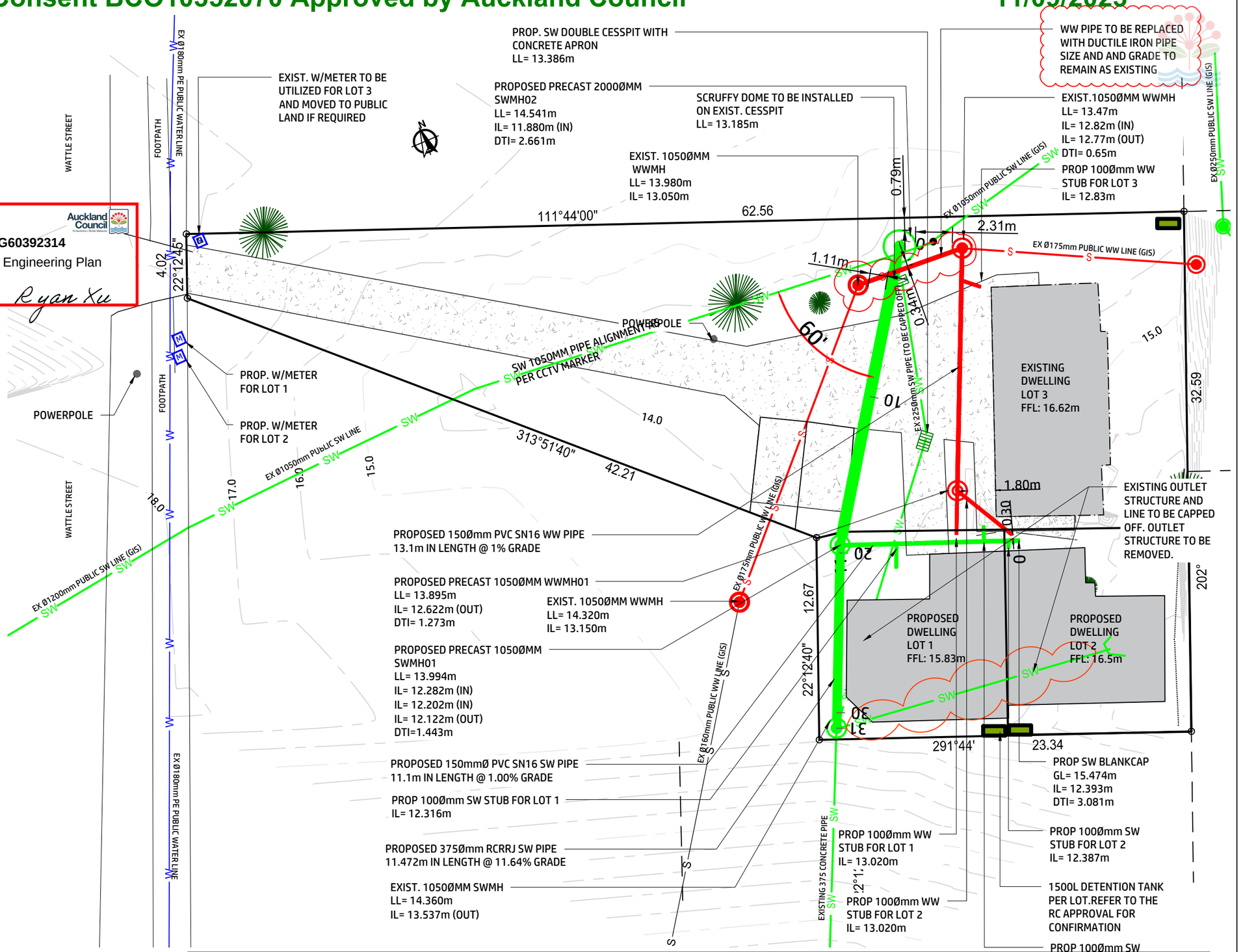
- EXISTING STORM WATER LINE
- EXISTING STORM WATER LINE TO BE CAPPED OFF
- STORM WATER LINE
- EXISTING WASTE WATER LINE
- PROPOSED WASTE WATER LINE
- EXISTING WATER MAIN
- PROPERTY BOUNDARY LINE
- PROPOSED WASTE WATER MANHOLE
- EXISTING WASTE WATER MANHOLE
- PROPOSED STORM WATER MANHOLE
- EXISTING STORM WATER MANHOLE

The certifying Engineer/Surveyor is to ensure pipes are laid to the grades, depths and also with the correct fall through MH's as per the approved plans. Any deviation from these plans is to be addressed by submitting an amended design to AC Development Engineering for prior approval.

Position, level (or existence) of public drains, water main and other services is subject to verification on site by the owner of the land or their agent

IMPORTANT:

Prior to construction the attached conditions must be read in conjunction with the plan. All inspections need to be arranged with Development Engineer (Inspection), Auckland Council, 24 hours prior to the commencement of the works.



EPA - FOR INFORMATION ONLY, refer to approved drawings

Rev	Details	Chk	Date
1	ISSUE FOR ENGINEERING CONSENT	TA	09/03/2021
0	ISSUE FOR ENGINEERING CONSENT	TA	19/07/2022

AA&Co. INTERNATIONAL
Engineering + Design + Planning + Project Management
Unit 9, Level 2, 507 Great South Road, Otahuhu, Auckland 1062
PO Box 22075 Otahuhu, Auckland 1640
Mobile: +64 21 686 075 / +64 22 694 7656 | Email: info@aaconsultants.co.nz

CLIENT:
ARCHITECT:
SURVEYOR: LAND DEVELOPMENT SERVICES LTD
CCTV:

PROJECT NAME:
PROPOSED NEW 3 LOT SUBDIVISION
19 WATTLE STREET
NEW LYNN
AUCKLAND

SHEET TITLE:
PROPOSED PUBLIC DRAINAGE EXTENSION SITE PLAN

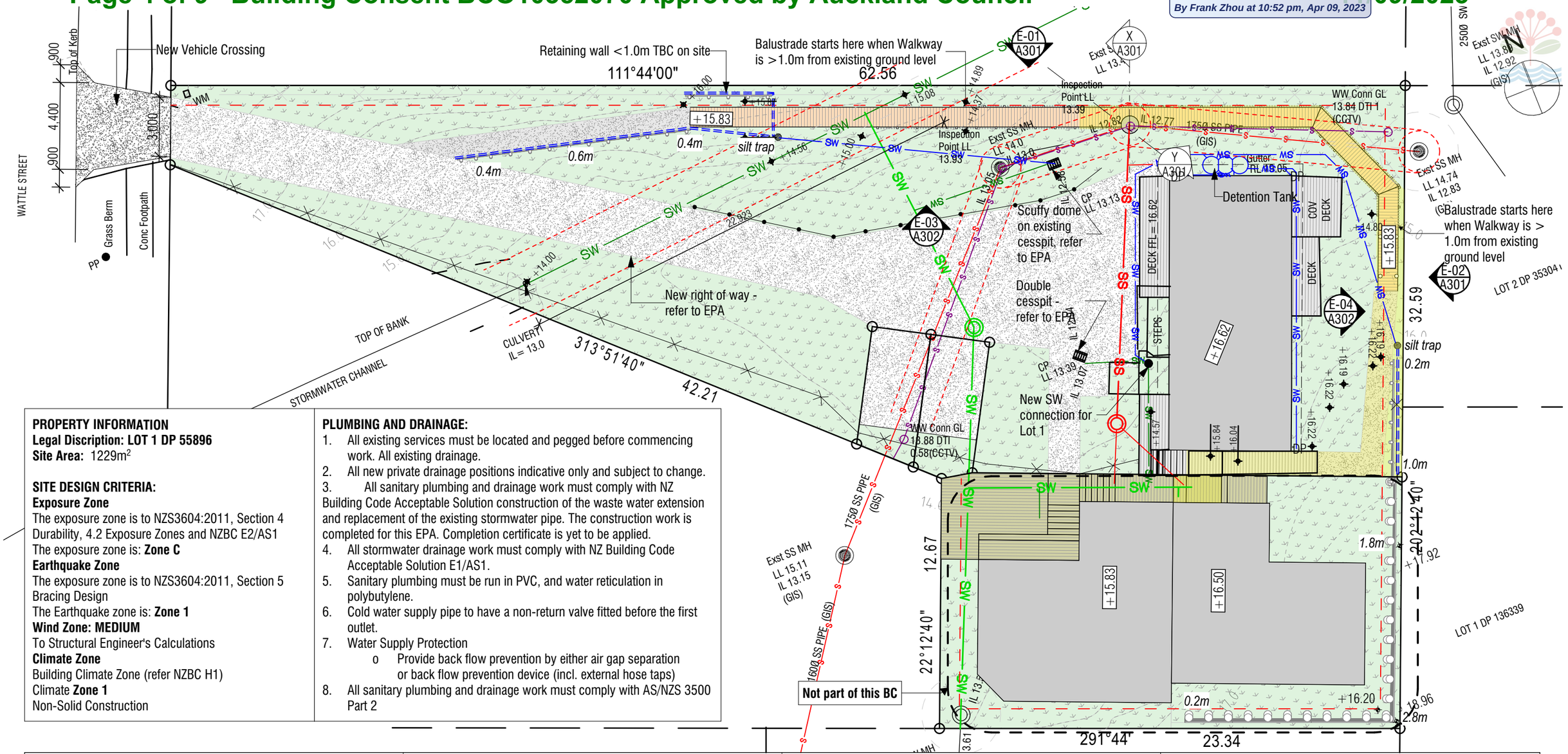
DESIGNED	T.A	JULY 2022
DRAWN	M.A	JULY 2022
CHECKED	T.A	JULY 2022

SCALES A3: **1:250**
Job no.
STATUS: **ENGINEERING CONSENT**
SHEET NO. **C101**
REV. **R1**

BCO10352070 Received by Auckland Council 03/02/2023

 Building Consent BCO10352070 Approved by Auckland Council

REVIEWED
By Frank Zhou at 10:52 pm, Apr 09, 2023
11/09/2023



PROPERTY INFORMATION
Legal Discription: LOT 1 DP 55896
Site Area: 1229m²

SITE DESIGN CRITERIA:
Exposure Zone
The exposure zone is to NZS3604:2011, Section 4 Durability, 4.2 Exposure Zones and NZBC E2/AS1
The exposure zone is: **Zone C**
Earthquake Zone
The exposure zone is to NZS3604:2011, Section 5 Bracing Design
The Earthquake zone is: **Zone 1**
Wind Zone: MEDIUM
To Structural Engineer's Calculations
Climate Zone
Building Climate Zone (refer NZBC H1)
Climate **Zone 1**
Non-Solid Construction

PLUMBING AND DRAINAGE:
1. All existing services must be located and pegged before commencing work. All existing drainage.
2. All new private drainage positions indicative only and subject to change.
3. All sanitary plumbing and drainage work must comply with NZ Building Code Acceptable Solution construction of the waste water extension and replacement of the existing stormwater pipe. The construction work is completed for this EPA. Completion certificate is yet to be applied.
4. All stormwater drainage work must comply with NZ Building Code Acceptable Solution E1/AS1.
5. Sanitary plumbing must be run in PVC, and water reticulation in polybutylene.
6. Cold water supply pipe to have a non-return valve fitted before the first outlet.
7. Water Supply Protection
   - o Provide back flow prevention by either air gap separation or back flow prevention device (incl. external hose taps)
8. All sanitary plumbing and drainage work must comply with AS/NZS 3500 Part 2

KEY & LEGENDS - Site Plan

- Soft Landscape Area
- 150mm broom finish concrete Right of Way & Car Parking Area, refer to EPA Drawings. 20mpa Concrete.
- Proposed Concrete path. 20mpa 100mm concrete on 100mm min. hardfill. Min. width 1.0m
- Proposed house footprint - not part of this building consent
- Proposed decking/access route. Not Part of this consent.
- Existing decking/access route.
- Proposed timber bridge, refer to structural engineering's drawings.
- Proposed easement area for emergency escape route - refer to subdivision scheme plan.
- H5 SED timble retaining poles. Ensure footing & drain coil are within the subject site. Refer to Structural Engineer's drawings for footing depth & other requirements.
- SED H5 Timber Bollard. Refer to Structure Engineer's drawing and specification.
- Sediment fence. TBC onsite
- Yard setback as per AUP requirements.
- Existing private SW to be re-routed where required
- 100 Ø high density drainage coil perforated and corrugated with filter fabric sock, @ 1:100 min. fall, drain to downstream cesspit.

Detention Tanks: Slimline 3000L detention tank for existing house. Orfifice 25mm.

Site Services - Refer to EPA

- SS — Proposed Public wastewater pipe
- s—s— Existing public waste water - plotted from CCTV survey
- s — Existing public waste water - plotted from GIS
- Proposed wastewater lateral. Re-route existing house private SS where required to the lateral.
- SW — Proposed Public Stormwater pipe
- SW — Existing Public Stormwater pipe
- sw — New private stormwater line, 1:100 fall

BUILDING CONSENT

A3 Consultancy Limited
Mob:022 4747 888
E: adalaipm@gmail.com

Notes
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2. All discrepancies to be referred to the architect for clarification.
3. The designer accept no liability for unauthorized changes from the details contain in these dwgs.
4. Refer to specification for relevant trade code and reference documents which forms part of this document.

rev	description	date
A	Building Consent	xx/xx/xxxx
B	Building Consent RFI	03/02/23

project
19 WATTLE ST NEW LYNN
LOT 1 DP 55896

drawing title.
Site Plan

drawn	job No.	print date
A3	2112	3/02/23
scale	revision	drawing number
1:200 @ A 3	B	A100

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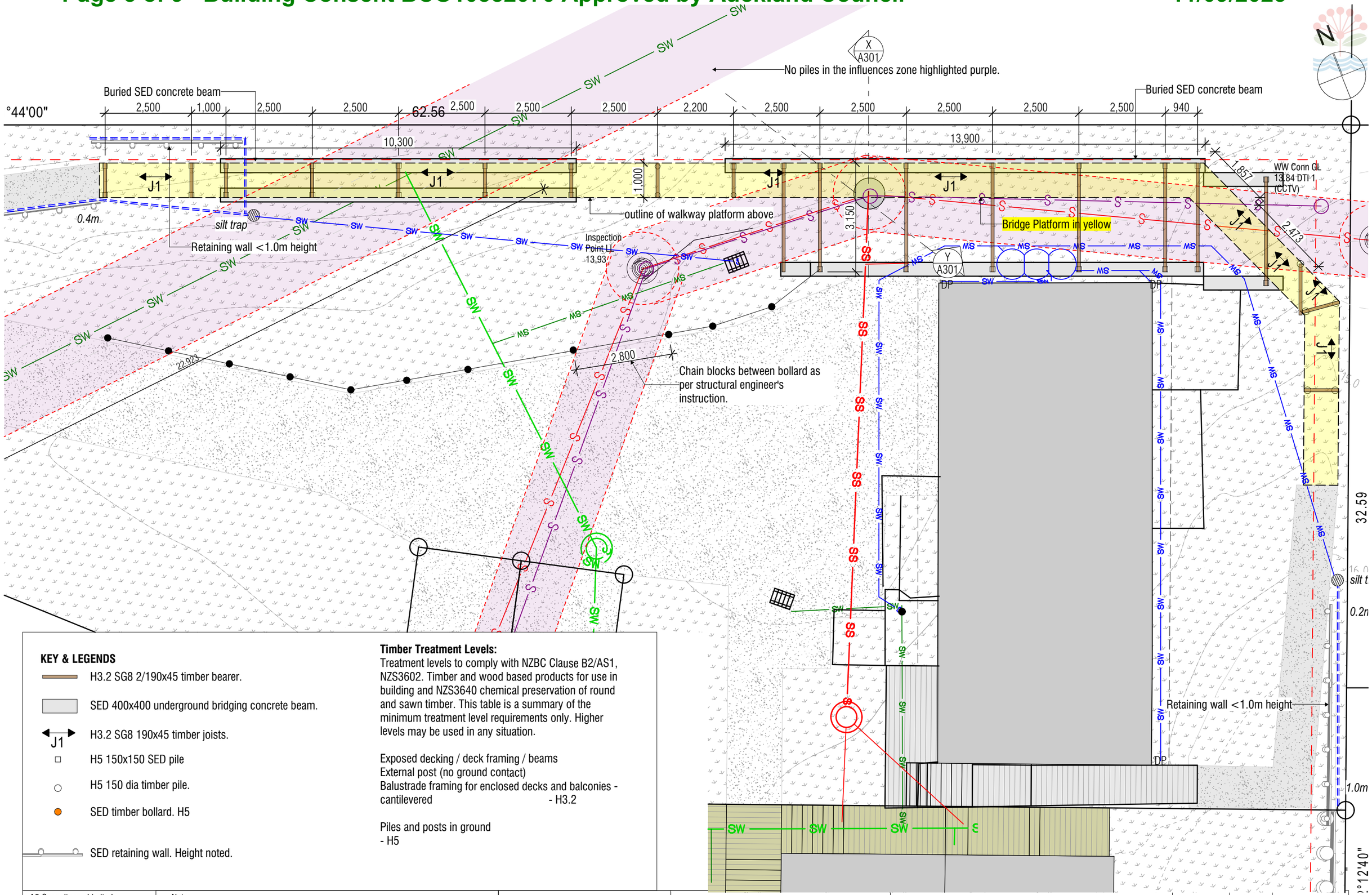

KEY & LEGENDS

- H3.2 SG8 2/190x45 timber bearer.
- SED 400x400 underground bridging concrete beam.
- J1 — H3.2 SG8 190x45 timber joists.
- H5 150x150 SED pile
- H5 150 dia timber pile.
- SED timber bollard. H5
- SED retaining wall. Height noted.

Timber Treatment Levels:
Treatment levels to comply with NZBC Clause B2/AS1, NZS3602. Timber and wood based products for use in building and NZS3640 chemical preservation of round and sawn timber. This table is a summary of the minimum treatment level requirements only. Higher levels may be used in any situation.

Exposed decking / deck framing / beams
External post (no ground contact)
Balustrade framing for enclosed decks and balconies - cantilevered - H3.2

Piles and posts in ground
- H5

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rev	description	date
A	Building Consent	xx/xx/xxxx
B	Building Consent RFI	03/02/23

project
19 WATTLE ST NEW LYNN
LOT 1 DP 55896

drawing title.
Site Plan - Site Structure Layout

drawn	job No.	print date
A3	2112	3/02/23
scale	revision	drawing number
1:200, @ A 3	B	A101

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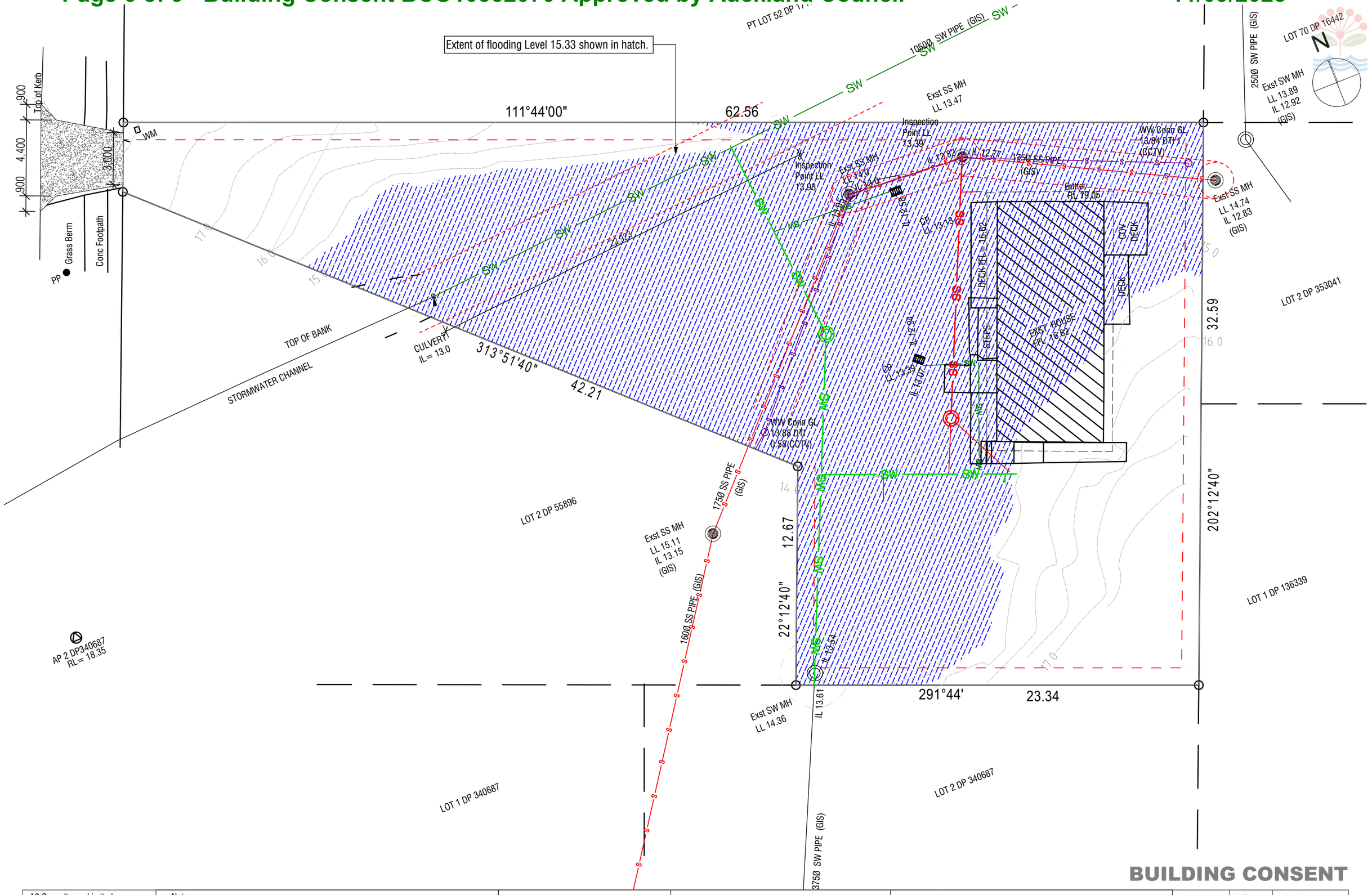

BUILDING CONSENT

A3 Consultancy Limited Mob:022 4747 888 E: adalaipm@gmail.com	Notes 1. Written dimensions to be used, Do not scale off drawings.Verify all dimensions and levels on site prior to commencing work. 2. All discrepancies to be referred to the architect for clarification. 3. The designer accept no liability for unauthorized changes from the details contain in these dwgs. 4. Refer to specification for relevant trade code and reference documents which forms part of this document.	rev / description / date A Building Consent xx/xx/xxxx B Building Consent RFI 03/02/23	project **19 WATTLE ST NEW LYNN** **LOT 1 DP 55896**	drawing title. **Flooding Extent**	drawn **A3**	job No. **2112**	print date **3/02/23**
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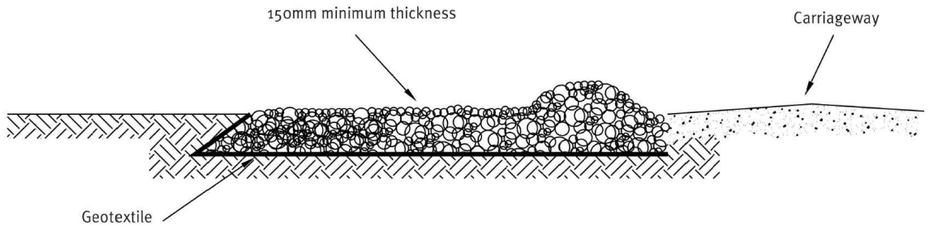
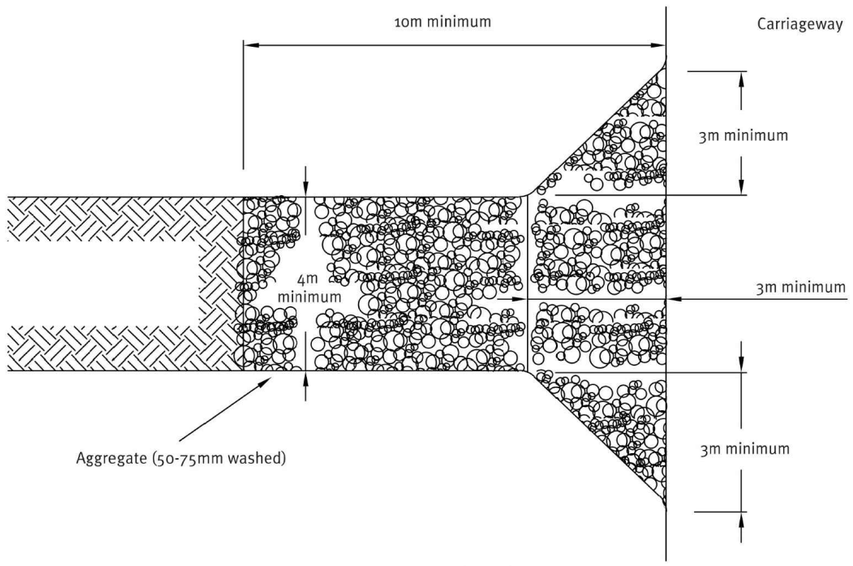


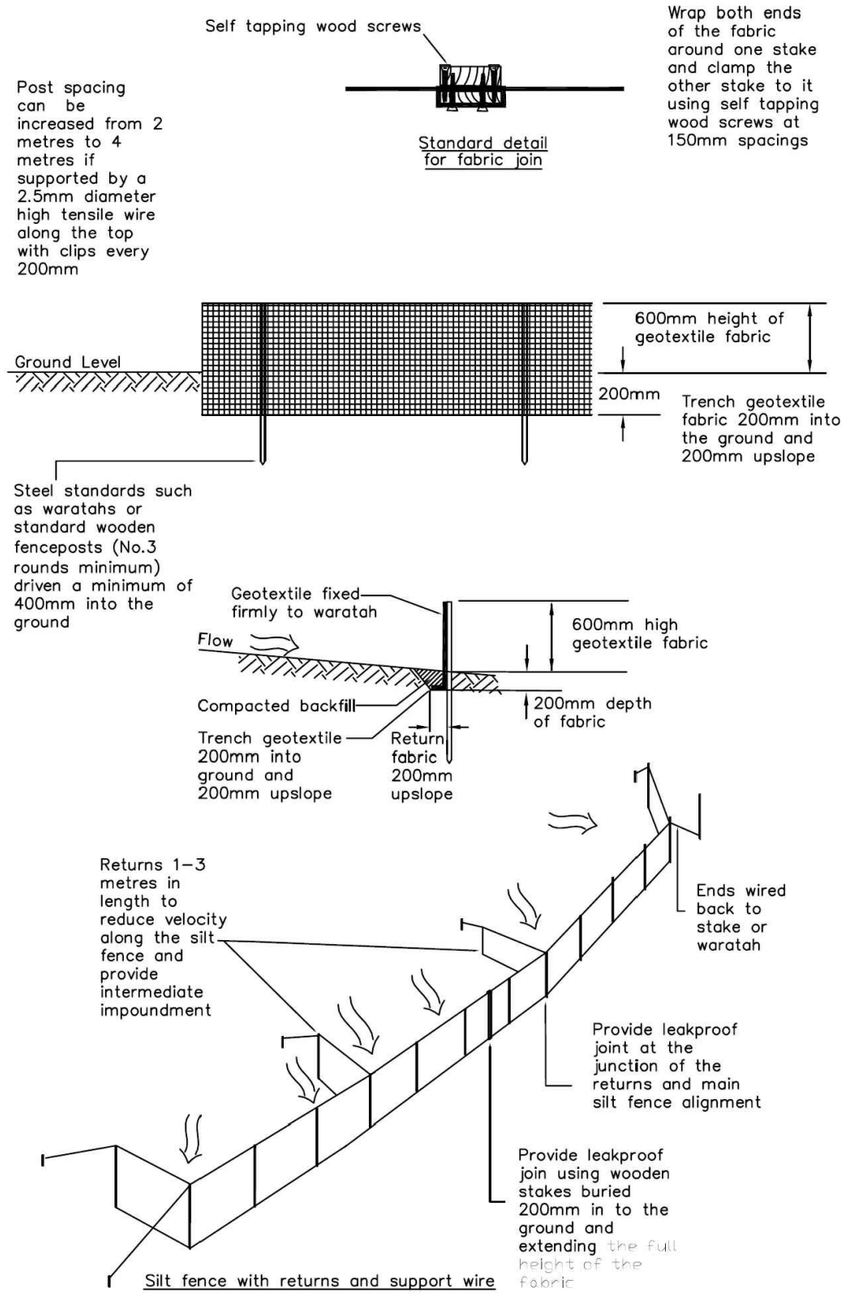
Side Elevation



Plan View

STABLISED CONSTRUCTION ENTRANCE DETAILS

Standard detail for Silt Fence


Self tapping wood screws
Wrap both ends of the fabric around one stake and clamp the other stake to it using self tapping wood screws at 150mm spacings
Post spacing can be increased from 2 metres to 4 metres if supported by a 2.5mm diameter high tensile wire along the top with clips every 200mm
Standard detail for fabric join
600mm height of geotextile fabric
Ground Level
200mm
Trench geotextile fabric 200mm into the ground and 200mm upslope
Steel standards such as waratahs or standard wooden fenceposts (No.3 rounds minimum) driven a minimum of 400mm into the ground
Geotextile fixed firmly to waratah
600mm high geotextile fabric
Flow
Compacted backfill
200mm depth of fabric
Trench geotextile 200mm into ground and 200mm upslope
Return fabric 200mm upslope
Returns 1–3 metres in length to reduce velocity along the silt fence and provide intermediate impoundment
Ends wired back to stake or waratah
Provide leakproof joint at the junction of the returns and main silt fence alignment
Provide leakproof join using wooden stakes buried 200mm in to the ground and extending the full height of the fabric
Silt fence with returns and support wire

SILT FENCE DETAILS

BUILDING CONSENT

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					scale **1:1 @ A 3**	revision **B**	drawing number **A103**

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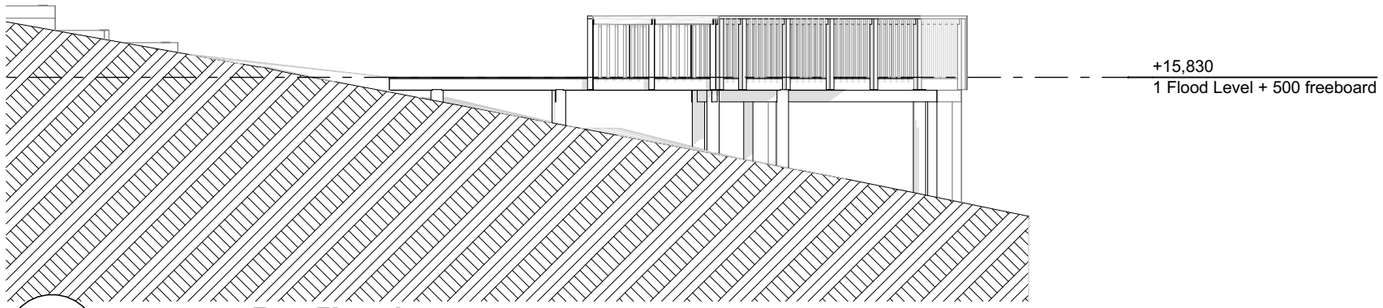
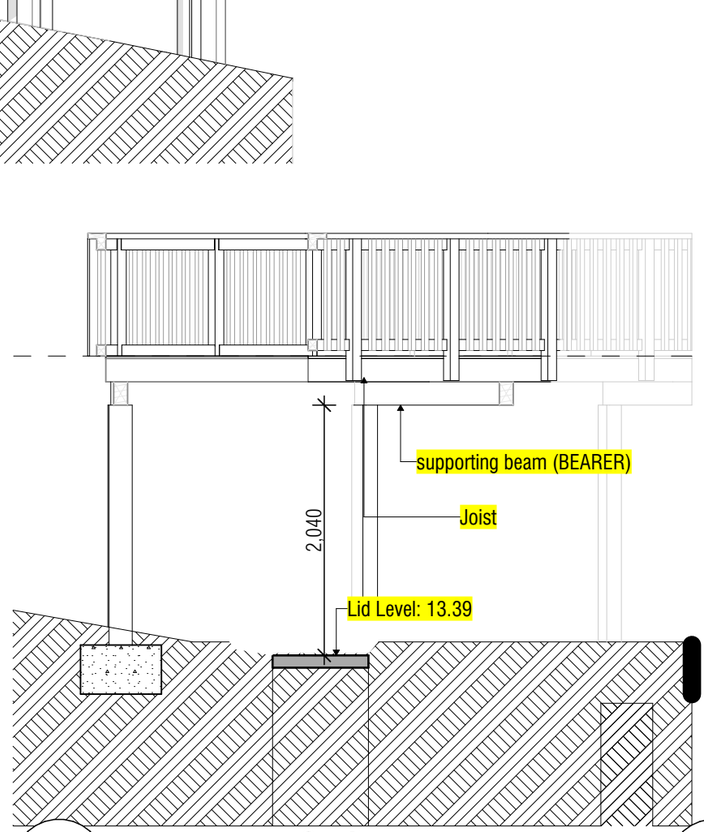
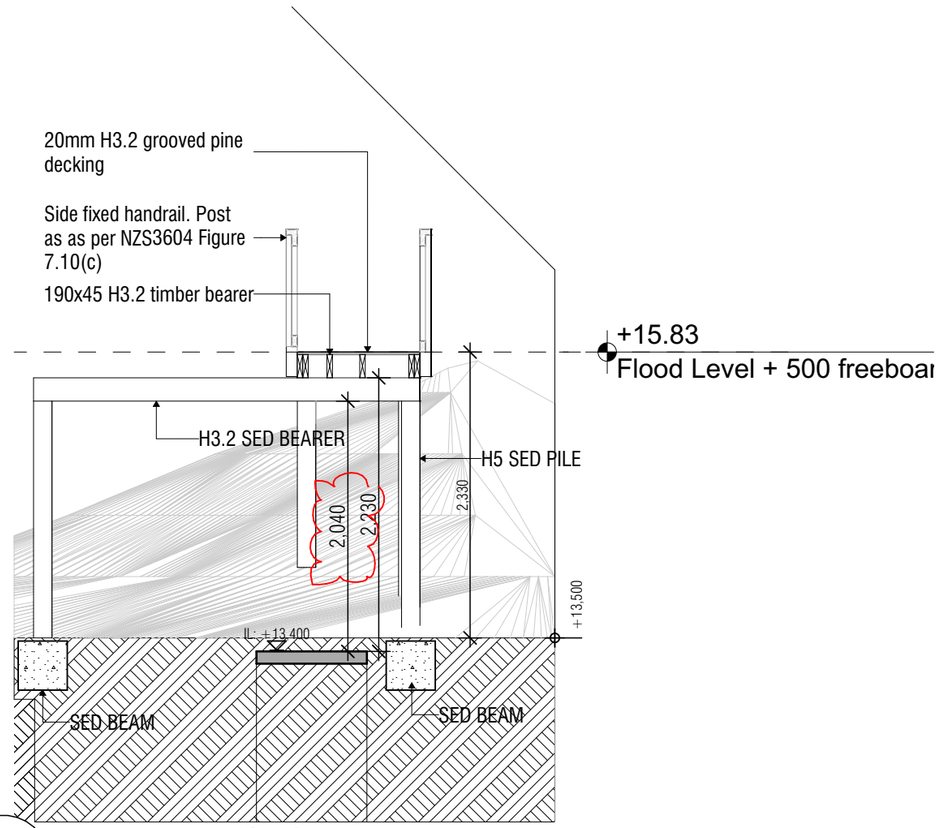


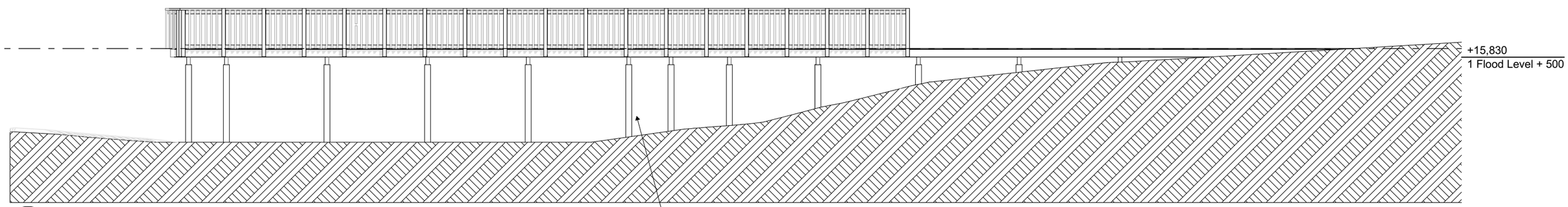
E-02 - **East Elevation**
SCALE @ A3 1:100



Y - **Section YY**
SCALE @ A3 1:50



X - **Section XX**
SCALE @ A3 1:50



E-01 - **North Elevation**
SCALE @ A3 1:100

BUILDING CONSENT

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					scale: **1:100, @ A 3**	revision: **B**	drawing number: **A301**

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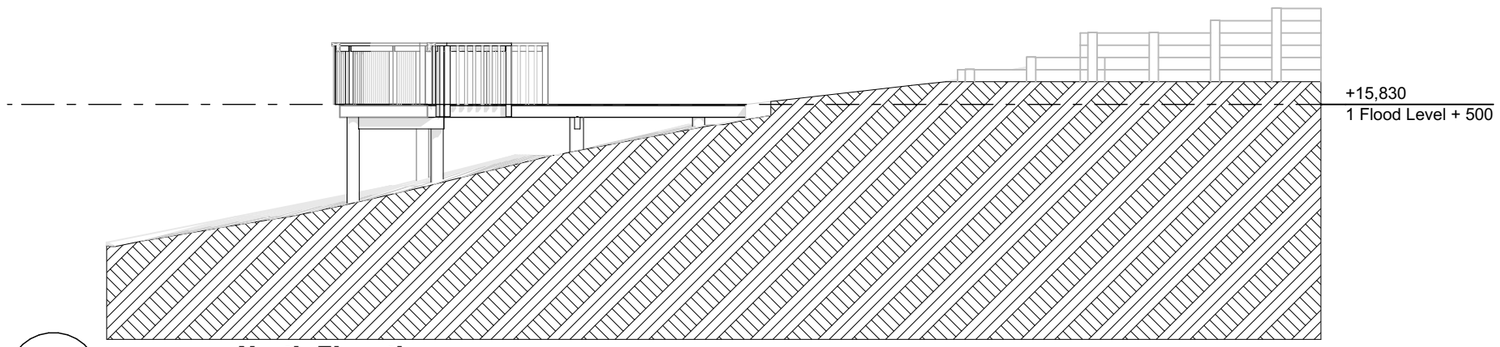
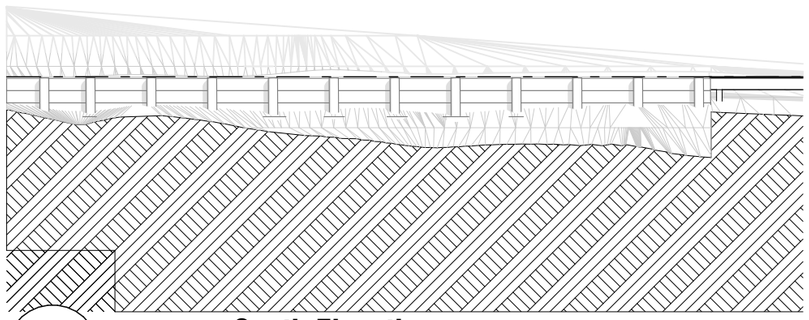
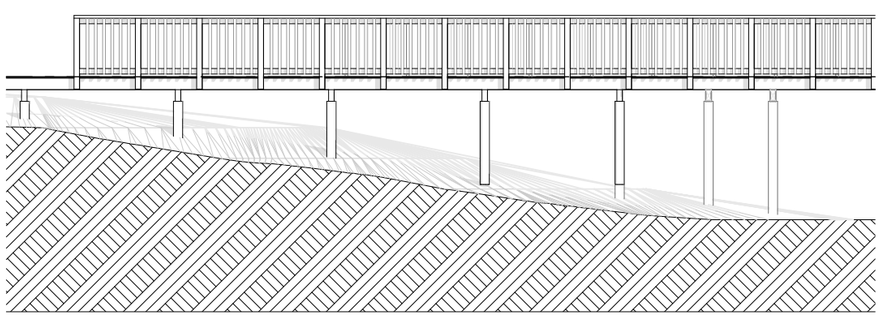
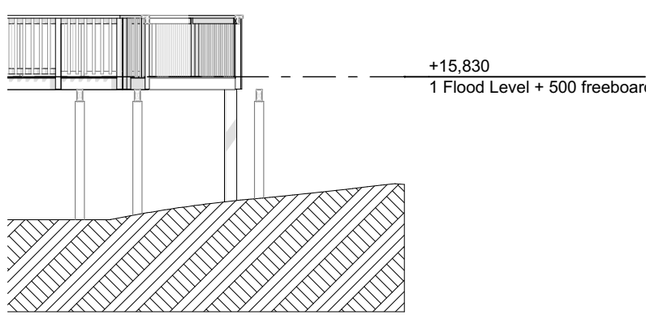


E-04
-
North Elevation
SCALE @ A3 1:100



E-03
-
South Elevation
SCALE @ A3 1:100





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					scale **1:100 @ A 3**	revision **B**	drawing number **A302**

BCO10352070 Received by Auckland Council 03/02/2023